



LAND SUBDIVISION COMMITTEE MEETING MINUTES
November 6, 2014

ATTENDANCE

Land Subdivision Committee Members	Staff
Gregg Humphrey, Chairman	Joe Zeibert
T.J. Heavisides	Steve Keenan
Mike Johnson	
Chris Richmond	
John Harris	Others
Cyndi Knowles	Jon Grzywa
Brian Wright	John Raynolds
Paul O'Shea	Steven Simpson-Black
Allen Alexander	Sam Nichols
Brad Bixby	Duane Young
Kenneth Springs	Mike Lopez
Elliott McKinley	
Lori Williams	
Dean Graven	

- **CALL TO ORDER**

Gregg Humphrey called the meeting to order at 1:30 PM.

- **MINUTES OF MEETING**

Gregg Humphrey asked if there were any changes or corrections to the October 2, 2014 Land Subdivision Committee meeting minutes. Humphrey said hearing none, the meeting minutes would stand as approved.

- **ACTION ITEMS**

See attached

- **UNFINISHED BUSINESS AND NEW BUSINESS**

There was no unfinished business. There was no new business.

- **ADJOURNMENT**

Kenneth Springs made a motion, seconded by Lori Williams, to adjourn the meeting. The meeting adjourned at 1:56 PM.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2014-12

CENSUS TRACT # 36.04

NAME OF SUBDIVISION:	Chick-Fil-A Subdivision – Location & Sketch Map and Variance Sec. 153.158(B)(2) – Lot Arrangement	
JURISDICTION:	City	
DATE OF MEETING:	November 6, 2014	
OWNER:	Chick-Fil-A	
ENGINEER:	Woolpert, Inc.	
DESCRIPTION:	Pt. NW ¼, Sec. 7, T15N, R5W – North side of Wabash Avenue, east of Veteran’s Parkway, near the Longhorn Steakhouse	
	26.02	Acres 2 Lots
MOTION TO RECOMMEND:	Variance – Sec. 153.158(B)(2) Location & Sketch Map – – Lot Arrangement - Approve Approve, Subject To	
BY:	Lori Williams	Lori Williams
2ND BY:	Kenneth Springs	Dean Graven
VOTE:	Unanimous	Unanimous

Jon Grzywa presented the location and sketch map and variance.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the location and sketch map. He said all essential services are available to serve the site and the development is in accord with the 2020 Springfield Comprehensive Plan. Zeibert said staff recommends approval of the variance pertaining to Section 153.158(B)(2) – Lot Arrangement – to allow one lot to have access from a private access easement. He said the Regional Planning Commission has the following comments. Zeibert said the applicant shall add the current owner as per the tax records. He said the applicant shall identify the access easement location. Zeibert said the applicant shall show the entire site being subdivided, e.g. Lots 1 and 2. He reminded the applicant that the location and sketch map and the preliminary plan have differences in site layouts. Zeibert said the layouts shall match, if provided. He said the applicant shall provide a contact name for Chick-Fil-A and call out Chick-Fil-A as the subdivider. Zeibert said the applicant shall provide a list on the plan identifying water and sewer providers, as well as the school district. He said the applicant shall correct the acreage to reflect the entire site being subdivided. Zeibert said the applicant shall remove the metes and bounds legal description or correct the dimensional error on the second to last line from the bottom. He said sidewalks shall be extended to the site. Zeibert said a sidewalk connection shall be provided from the public sidewalk to the building. He said the Eco-Cat website for endangered species has been down. A report cannot be given at this time.

Kenneth Springs, citizen member, had no comments.

Elliott McKinley, Springfield Park District, had no comments.

Brian Wright, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, said the plans submitted do not include sidewalks or existing landscaping. He asked the applicant what the intentions were for the site. Grzywa said the applicant has not gotten too much into the details of designing the site. He said the applicant intended to preserve the existing perimeter landscaping as much as possible and to augment some of the landscape screening, especially around the drive through site. O'Shea asked if there was agreement pertaining to the bus shelter on the project site. Grzywa said there is not, but the applicant is aware that coordinating with the appropriate transit authority is necessary.

Mike Johnson, CWLP-Water, said there is an 18-inch water main on the north side of Wabash Avenue with adequate capacity to serve this parcel.

Gregg Humphrey, Springfield Metro Sanitary District, said the sanitary sewer line shall connect to the existing 6-inch service provided for the lot.

T.J. Heavisides, Office of Public Works, said the location map shall be shown at a smaller scale covering at least a one-mile radius from the tract proposed for development. He said the applicant shall include a title of the proposed subdivision. He said the location map should show the outline of the total area owned by the subdivider with approximate dimensions and total acreage. Heavisides said the applicant shall label existing streets and roads expected to serve the area to be subdivided on the location and sketch maps. He said the sketch map should identify if the subdivision is located within a floodplain. Heavisides said the sketch map scale should show the entire area owned by the subdivider, but be no more than one inch equals 100 feet. He said the applicant shall verify that the permanent construction easement shown is accurate. Heavisides said it is not on the Wabash Oaks Subdivision Plat 2, dated September 11, 2007. He said the applicant shall include the names, addresses, and phone numbers of the owner, subdivider, engineer, and land surveyor. Heavisides said the applicant shall designate a contact for each. He said the applicant shall identify all utility providers. Heavisides said the applicant shall identify the school district.

Lori Williams, City Traffic Engineer, said Public Works supports the variance to Section 153.158(B)(2) – Lot Arrangement as the mall as a whole has three points of access from adjacent public roadways. She said the access for this site is off the ring road.

John Harris, Springfield Building and Zoning Department, had no comments.

Chris Richmond, Springfield Fire Department, said the connection to the existing water main is unclear. He said the size and location of water lines is needed. Richmond said knowing the fire hydrant location will be required with later plans.

Dean Graven, citizen member, had no comments.

Cyndi Knowles, Sangamon County Zoning Administrator, had no comments.

Allen Alexander, Sangamon County Department of Public Health, had no comments.

Brad Bixby, CWLP-Electric, said CWLP-Electric currently does not have electric primary on site. He said the transformer location will need to be coordinated. Bixby said the electric transformer will probably be located in the southwest corner of the site.

Lori Williams made a motion to approve a variance to Section 153.158(B)(2) – Lot Arrangement – to allow one lot to have access from a private access easement. Kenneth Springs seconded the motion and the vote was unanimous.

Lori Williams made a motion to approve the location and sketch map, subject to:

- 1) Adding the current owner as per the tax records;
- 2) Identifying the access easement location;
- 3) Showing the entire site being subdivided;
- 4) Showing lot layouts on the location and sketch map that match the preliminary plan, if provided;
- 5) Providing a contact name for Chick-Fil-A and calling out Chick-Fil-A as the subdivider;
- 6) Providing a list on the plan identifying water and sewer providers and the school district;
- 7) Correcting the acreage to reflect the entire site being subdivided;
- 8) Removing the metes and bounds legal description or correcting the dimension;
- 9) Extending sidewalks to the site;
- 10) Showing a sidewalk connection from the public sidewalk to the building;
- 11) Showing the sanitary sewer line connection to the existing 6-inch service provided for the lot;
- 12) Showing the location map at a scale covering at least a one-mile radius from the tract proposed for development;
- 13) Including a title of the proposed subdivision;
- 14) Labeling the existing streets and roads expected to serve the area to be subdivided
- 15) Verifying that the permanent construction easement shown is accurate;
- 16) Including the names, addresses, and phone numbers of the owner, subdivider, engineer, and land surveyor and designating a contact for each;
- 17) Identifying all utility providers; and,
- 18) Adding the size and location of water lines.

Dean Graven seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2014-12

CENSUS TRACT # 36.04

NAME OF SUBDIVISION: Chick-Fil-A Subdivision – Preliminary Plan

JURISDICTION: City

DATE OF MEETING: November 6, 2014

OWNER: Chick-Fil-A

ENGINEER: Woolpert, Inc.

DESCRIPTION: Pt. NW ¼, Sec. 7, T15N, R5W – North side of Wabash Avenue,
east of Veteran's Parkway, near the Longhorn Steakhouse

26.02 **Acres** 2 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Lori Williams

2ND BY: Kenneth Springs

VOTE: Unanimous

Jon Grzywa presented the preliminary plan.

Joe Zeibert, Regional Planning Commission, asked if any storm water will drain to the Illinois Department of Transportation [IDOT] right of way [ROW], to which the reply was the storm water would drain on-site. He said if any storm water will drain to the IDOT ROW, a permit might be required. Zeibert said the applicant shall correct the acreage to reflect the entire site being subdivided. He said the applicant shall show both lots, i.e. the redivision of the appropriate platted lot. Zeibert said the applicant shall show the location of fire hydrants. He said the applicant shall remove the specific legal description or correct the dimension error on the second to last line from the bottom. Zeibert said the legal description says 196.27 feet, but the plan shows 248.82 feet. He said the applicant shall check the spelling of detector on the plans. Zeibert said the applicant shall submit preliminary covenants.

Kenneth Springs, citizen member, had no comments.

Elliott McKinley, Springfield Park District, had no comments.

Brian Wright, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, asked about using the curb as a wheel block, causing car overhang near the entrances. After some discussion, Grzywa said the applicant intended to use seven-foot sidewalks, so no modifications would be necessary. O'Shea asked about handicap accessibility and ramping near the curbs. Grzywa said there will be depressed curb and gutter and sidewalk in these areas. O'Shea asked about

the four building entrances. Grzywa said the north entrance would be for a utility closet. He said the western entrance near the Americans with Disabilities Act [ADA] accessible parking stalls and the southeastern entrance would be the main public entrances.

Mike Johnson, CWLP-Water, said the existing water main along Wabash is located behind the curb. He said the applicant shall revise the location. Johnson said the applicant shall identify the water main as 18-inch. He said there is no water main going out the north side of the building where the applicant proposes to connect to the water supply. Johnson said the plan shall be revised to show how the water service shall connect to the existing main, preferably at the southeast corner of the property. He said show all fire hydrants within 350 feet of the building and the location of the proposed fire department connection [FDC]. Johnson said an additional fire hydrant may be required by the fire department.

Gregg Humphrey, Springfield Metro Sanitary District, said the sanitary sewer service line shall connect to the existing 6-inch service provided for the lot.

T.J. Heavisides, Office of Public Works, said the applicant shall remove the sidewalk that directs pedestrians into the mall's ring road. He said the applicant shall show pedestrian connectivity from the lot to the public sidewalk along Wabash Avenue. Heavisides said accessible spaces shall be located closest to the public entrance. He said the applicant shall provide setbacks on the plan. Heavisides said the applicant shall title the plan. He said identify the lots. Heavisides said the applicant shall note the size and the type of water lines and the proposed sanitary sewer lines. He said fire hydrants need to be located on the plan. Heavisides said the drive through shall be dimensioned. He said the entrance closest to the drive through seems to be non-functional for the drive through. Heavisides said the applicant shall provide turning movements from the drive through lane through the entrance to ensure it functions properly. He said show the ROW off Wabash and the width of the streets. Heavisides said show any utility easements. Heavisides said the applicant shall show lane assignments of the mall ring road at the intersection of the entrance to the mall. He said the applicant shall show the dimension of the window of the drive through back to the call station. Heavisides shall show the existing storm sewer network. He said sidewalk should connect to the property. Heavisides said the applicant shall identify the survey datum. He said the applicant shall identify the land surveyor, including the name, address, and contact information. Heavisides said the applicant shall identify if the lot is within a floodplain.

Lori Williams, City Traffic Engineer, had no comments.

John Harris, Springfield Building and Zoning Department, had no comments.

Chris Richmond, Springfield Fire Department, said the hydrant was mentioned. He said the fire hydrant shall be within 150 feet of the FDC.

Dean Graven, citizen member, had no comments.

Cyndi Knowles, Sangamon County Zoning Administrator, had no comments.

Allen Alexander, Sangamon County Department of Public Health, had no comments.

Brad Bixby, CWLP-Electric, had no comments.

Lori Williams made a motion to approve the preliminary plan, subject to:

- 1) Correcting the acreage to reflect the entire site being subdivided;
- 2) Showing both lots, i.e. the redivision of the appropriate platted lot;
- 3) Showing the location of fire hydrants;

- 4) Removing the specific legal description or correcting the dimension error;
- 5) Correct the spelling of detector;
- 6) Submitting preliminary covenants;
- 7) Revising the location of the water main;
- 8) Identifying the water main as 18-inch and its type;
- 9) Revising the plan to show how the water service shall connect to the existing main;
- 10) Showing all fire hydrants within 350 feet of the building;
- 11) Showing the sanitary sewer line connection to the existing 6-inch service provided for the lot;
- 12) Removing the sidewalk that directs pedestrians to the ring road;
- 13) Showing pedestrian connectivity from the lot to the public sidewalk along Wabash;
- 14) Showing accessible spaces located closest to the public entrance;
- 15) Providing setbacks on the plan;
- 16) Titling the plan;
- 17) Showing the size and the type of proposed sanitary sewer lines;
- 18) Dimensioning the drive through;
- 19) Providing turning movements from the drive through lane through the entrance to ensure it functions properly;
- 20) Showing the ROW off Wabash and the width of the streets;
- 21) Showing any utility easements;
- 22) Showing lane assignments of the mall ring road at the intersection of the entrance to the mall;
- 23) Showing the dimension of the window of the drive through back to the call station;
- 24) Showing the existing storm sewer network;
- 25) Identifying the survey datum;
- 26) Identifying the land surveyor, including the name, address, and contact information;
- 27) Identifying if the lot is within a floodplain; and,
- 28) Showing that the hydrant is within 150 feet of the FDC.

Kenneth Springs seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2014-11

CENSUS TRACT # 20

NAME OF SUBDIVISION:	Redivision of Lot 6 of Pleasant Park – 1 st Addition – Location & Sketch Map and Variance Sec. 153.158(B)(2) – Lot Arrangement		
JURISDICTION:	City		
DATE OF MEETING:	November 6, 2014		
OWNER:	Randy Fiscus		
ENGINEER:	Raynolds, Higginbotham & Associates Inc.		
DESCRIPTION:	Pt. NE ¼ & NW ¼, Sec. 14, T15N, R6W – South side of Wabash Avenue, between Pleasant Run and South Meadowbrook Road		
	0.949	Acres	2 Lots
MOTION TO RECOMMEND:	Variance – Sec. 153.158(B)(2) Location & Sketch Map – – Lot Arrangement - Approve Approve, Subject To		
BY:	Lori Williams	Lori Williams	
2ND BY:	Dean Graven	Kenneth Springs	
VOTE:	Unanimous	Unanimous	

John Raynolds presented the location and sketch map and variance. He said dividing the existing building required one of the lots to be accessed through an easement, which triggered the subdivision process. Raynolds said there would be no construction with this site.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the location and sketch map. He said all essential services are available to serve the site and the development is in accord with the 2020 Springfield Comprehensive Plan. Zeibert said the applicant shall key in all symbols used. He said the applicant shall show the proposed access easement to Lot 2, or how the applicant will handle the proposed access easement. Zeibert said the applicant shall remove the Unit 2 annotation. He said the applicant shall show existing utility lines expected to serve the area. Zeibert said the applicant shall correct the school district.

Kenneth Springs, citizen member, had no comments.

Elliott McKinley, Springfield Park District, had no comments.

Brian Wright, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Mike Johnson, CWLP-Water, said it appears Lot 1 has frontage on a water main. He said Lot 2 has frontage on a water main on Wabash.

Gregg Humphrey, Springfield Metro Sanitary District, said the Sanitary District's original

comment was a separate and individual sanitary service sewer shall be constructed for each lot. He said the owner has requested a variance from this requirement, which will be considered at the November Sanitary District board meeting and is expected to be approved.

T.J. Heavisides, Office of Public Works, had no comments.

Lori Williams, City Traffic Engineer, said the location map shall be scaled. She said the applicant shall place a legend on the sketch map for the different symbols and line types. Williams said the applicant shall place a north arrow on the sketch map. She said the applicant shall provide approximate boundary dimensions on the location map. Williams said the applicant shall identify if the area is in a 100-year floodplain. She said the applicant shall show existing and proposed utility lines. Williams said there shall be a permanent easement required for shared access. She asked if there would be a reciprocal parking easement across both lots. Williams said sidewalks shall be required to the extent of the property adjacent to Birch Grove Drive and Wabash Avenue. She said the asphalt to the north of the property shall be removed/minimized for turning movements. Williams said the applicant shall identify how the lots will function independently of one another. She asked are access and utilities all to be shared through easements and agreement contracts.

Raynolds said the sidewalk on Wabash Avenue will be an IDOT District 6 improvement with the expansion project. He said the applicant understands the other sidewalk must be installed. Raynolds asked about the piece of asphalt to be removed. Williams asked for what it is used. Raynolds said he did not know why it is there. He said it is on the applicant's property and stops at the ROW line. Raynolds said he does not know why it needs to be removed. He asked Sam Nichols why the asphalt is on the property. Nichols said the asphalt stub was installed initially and then a concrete parking lot was installed and it was used for parking. He said it was also used for display. Nichols said the strip does not encroach into any ROW. Williams said the City will need to examine if parking is allowed in this area. Raynolds said if parking is not allowed in the area, it could be blocked off by the applicant with bumper blocks instead of removing it.

John Harris, Springfield Building and Zoning Department, had no comments.

Chris Richmond, Springfield Fire Department, had no comments.

Dean Graven, citizen member, had no comments.

Cyndi Knowles, Sangamon County Zoning Administrator, had no comments.

Allen Alexander, Sangamon County Department of Public Health, had no comments.

Brad Bixby, CWLP-Electric, CWLP-Electric already serves this site. He said the transformer location is shown on Lot 2.

Humphrey asked for the staff recommendation on the lot arrangement variance. Zeibert said staff recommends approval of the variance pertaining to Section 153.158(B)(2) – Lot Arrangement – to allow one lot without access to a public street.

Lori Williams made a motion to approve a variance to Section 153.158(B)(2) – Lot Arrangement – to allow one lot without access to a public street. Dean Graven seconded the motion and the vote was unanimous.

Lori Williams made a motion to approve the location and sketch map, subject to:

- 1) Keying in all symbols used;

- 2) Showing the proposed access easement to Lot 2 or how the applicant will handle the proposed access easement;
- 3) Removing the Unit 2 annotation;
- 4) Showing the existing utility lines expected to serve the area;
- 5) Correcting the school district;
- 6) Scaling the location map;
- 7) Placing a north arrow on the sketch map;
- 8) Providing approximate boundary dimensions on the location map;
- 9) Identifying if the area is in a 100-year floodplain;
- 10) Showing existing and proposed utility lines;
- 11) Showing a permanent easement required for shared access;
- 12) Showing a reciprocal parking easement across both lots, if used;
- 13) Showing sidewalks required along Birch Grove and Wabash;
- 14) Resolution of the asphalt along the north property line to Public Works satisfaction for turning movements and parking compliance; and,
- 15) Identifying how the lots will function independently pertaining to utilities.

Kenneth Springs seconded the motion and the vote to approve was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2014-11

CENSUS TRACT # 20

NAME OF SUBDIVISION:	Redivision of Lot 6 of Pleasant Park – 1 st Addition – Preliminary Plan
JURISDICTION:	City
DATE OF MEETING:	November 6, 2014
OWNER:	Randy Fiscus
ENGINEER:	Raynolds, Higginbotham & Associates Inc.
DESCRIPTION:	Pt. NE ¼ & NW ¼, Sec. 14, T15N, R6W – South side of Wabash Avenue, between Pleasant Run and South Meadowbrook Road
	<u>0.949</u> Acres <u>2</u> Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Ken Springs
2ND BY:	Lori Williams
VOTE:	Unanimous

Joe Zeibert, Regional Planning Commission, said the applicant shall correct the school district identified on the plan. He said the applicant shall remove the floating “Mea” annotation. Zeibert said the applicant shall show the section line slightly north of the site. He said the applicant shall add contours. He said the applicant shall key in the easement lines. Zeibert said the applicant shall identify the ROW widths for Birch Grove and Wabash. He said the applicant shall submit preliminary covenants. Zeibert said staff usually runs the development through the IDNR EcoCAT tool to determine if endangered species may exist onsite. However, staff was unable to provide a report since the site was down.

John Raynolds asked if contours would need to be shown since no construction is occurring since they are trying to divide the existing building. Zeibert deferred to the office of Public Works. T.J Heavisides indicated that contours wouldn’t need to be provided since the development is existing.

Mike Johnson, CWLP-Water, said the water mains shall be shown along Wabash Avenue and Birch Grove as well as the service main to each lot.

Gregg Humphrey, SMSD, said a separate and individual sanitary service shall be constructed for each lot. The developer has requested a variance of that requirement from the SMSD Board and final action should occur in November which would alleviate the requirement to provide the sanitary services to each lot.

T.J Heavisides, Public Works, said the section lines shall be shown in the area of the development. He said all roadways surrounding the site shall be shown. He said all ROW and

easements shall be shown and delineated clearly to identify what is existing and proposed. Heavisides said the water mains and fire hydrants shall be shown on the plan. He said the proposed lots shall be dimensioned. He said the properties will have to have an access ingress/egress easement across both properties. Access easements will be necessary on the east and west sides of the building. He said sidewalks shall be extended along Wabash and installed from the entrance to the lot line of lot 1. Heavisides asked if there was one building or two on the site. Raynolds said there is one building that they would like to divide along the common wall. Heavisides said the width of the lots to the nearest foot shall be identified. He said all existing and proposed utilities shall be identified and a plan to provide utilities to each lot shall be provided.

Ken Springs made a motion to approve the preliminary plan, subject to:

- 1) Correcting the School District;
- 2) Remove the floating "Mea" annotation;
- 3) Show the section lines;
- 4) Key in easement lines;
- 5) Identify the ROW widths for Birch Grove and Wabash Avenue;
- 6) Preliminary covenants;
- 7) Show all roadways surrounding the site;
- 8) Clearly identify all ROW and easements;
- 9) Show water mains and fire hydrants;
- 10) Provide dimensions for the proposed lots;
- 11) Identify and provide the ingress/egress easement on the plan;
- 12) Show the width of the lots to the nearest foot;
- 13) Show all existing and proposed utilities;
- 14) Provide plan to provide utilities to both lots.

Lori Williams seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 1985-02

CENSUS TRACT # 10.04

NAME OF SUBDIVISION: West Pasfield Estates – 4th Addition – Lot 55 – Partial Plat of Vacation

JURISDICTION: City

DATE OF MEETING: November 6, 2014

OWNER: Lexi Behnen and Miriam Dannenberger

ENGINEER: Raynolds, Higginbotham & Associates Inc.

DESCRIPTION: Pt. NE ¼, Sec. 31, T16N, R5W – East side of Calvin Avenue
between Norwalk Road and Dickinson Road

0.427 **Acres** 1 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Lori Williams

2ND BY: Chris Richmond

VOTE: Unanimous

John Raynolds presented the partial plat of vacation.

Joe Zeibert, Regional Planning Commission, said the applicant shall darken the setback line to be vacated and remove the cross hatched area identified on the partial plat of vacation. He said the setback line to be vacated shall be identified within the legend. He said the applicant shall add a note that zoning will be controlled by the City of Springfield Zoning Ordinance.

T.J Heavisides concurred with the Regional Planning Commission comments.

Lori Williams made a motion to approve the partial plat of vacation, subject to:

- 1) Identifying the setback line to be vacated with a darker line;
- 2) Removing the cross hatched area;
- 3) Identifying the setback line to be vacated within the legend;
- 4) Adding a note that zoning will be controlled by the City of Springfield zoning ordinance.

Chris Richmond seconded the motion and the vote was unanimous.